

UNOFFICIAL COPY



Doc#: 1512016037 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2015 12:09 PM Pg: 1 of 2

01146-33758 1d1ms
After recording mail to:
Jeanne Gleason, Esq.
1523 N. Walnut Ave
Arlington Heights, IL
60004

Send subsequent tax bills to:
Matthew Grafenthein
3435 W. Belmont Ave
Unit 2
Chicago, IL 60618

WARRANTY DEED

THE GRANTOR, **Michael Greco and Paula Braxton nka Paula Greco**, married, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Matthew Grafenthein**, single, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: [SEE REVERSE FOR LEGAL DESCRIPTION]

SUBJECT TO: General taxes for 2014 second installment and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: **13-26-202-045-1003**
Address of Real Estate: **3435 W Belmont Avenue, #2, Chicago, Illinois 60618**


DATED this 18 day of April 2015.

[Signature] (SEAL) [Signature] (SEAL)
Michael Greco **Paula Braxton nka Paula Greco**

State of Florida, County of Osceola, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael Greco and Paula Braxton nka Paula Greco**, married, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal, this 18th day of April, 2015.

[Signature] Commission expires: 12-26-16
Notary Public
Kelli Schamberger

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

 **KELLI SCHAMBERGER**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE860557
Expires 12/26/2016

CCRD REVIEWER [Signature]

UNOFFICIAL COPY**LEGAL DESCRIPTION**



**OF THE PROPERTY COMMONLY KNOWN AS:
3435 W Belmont Avenue, #2, Chicago, Illinois 60618**


PARCEL 1:

UNIT 2 IN THE 3435 W BELMONT AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0907016022 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P-4 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0907016022

REAL ESTATE TRANSFER TAX		29-Apr-2015
	COUNTY:	158.50
	ILLINOIS:	317.00
	TOTAL:	475.50
13-26-202-045-1003 20150401680941 0-551-171-456		

REAL ESTATE TRANSFER TAX		29-Apr-2015
	CHICAGO:	2,377.50
	CTA:	951.00
	TOTAL:	3,328.50
13-26-202-045-1003 20150401680941 0-001-314-210		

This instrument prepared by:
Andrew K. Yoblon, Esq.
3000 Dundee Road, Suite 415
Northbrook, IL 60062